

BY-LAW # XXXX

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

**BEING A BY-LAW TO AMEND BY-LAW #2024-033
A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE
CORPORATION OF THE TOWNSHIP OF MAPLETON**

WHEREAS Council of the Township of Mapleton passed By-law #2024-033 on July 10, 2024 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), whereby the Township of Mapleton imposed development charges against land to pay for increased capital costs required because of the increased need for services arising from development in the area to which By-law # 2024-033 applies;

AND WHEREAS section 19 of the Act provides for amendments to a development charges by-law;

AND WHEREAS Council has before it a staff report FIN2024-16 entitled “Development Charges By-Law Amendment” and dated August 13, 2024 (the Staff Report) as required by section 10 of the Act for any amendments to By-law # 2024-033;

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act and in accordance with the regulations under the Act, and copies of the staff report and this proposed by-law were made available to the public in accordance with subsections 10(4) and 12(1) of the Act;

AND WHEREAS a public meeting was held on August 13, 2024 in accordance with the Act to hear comments and representations from all persons who applied to be heard (the “Public Meeting”);

AND WHEREAS the Council of the Township of Mapleton has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge amendment proposal at the Public Meeting, and the public was generally afforded the opportunity to make written submissions relating to this proposed by-law and the Staff Report;

AND WHEREAS by resolution at its meeting held on August 13, 2024, Council approved the Staff Report and determined that no further public meetings were required under subsection 12(3) of the Act;

NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF MAPLETON HEREBY ENACTS AS FOLLOWS:

1. By-law # 2024-033 is hereby amended as follows:

(a) Schedule "B" – "Schedule of Development Charges" of By-law # 2024-033 is repealed and replaced with Table 1 (below) of this by-law.

TABLE 1
(TO AMEND SCHEDULE “B” OF BY-LAW # 2024-033)
SCHEDULE OF DEVELOPMENT CHARGES

| Service | Residential Charge by Unit Type | | | | Non-Residential Charge (\$/sq.m) |
|--|---------------------------------|-----------------|-----------------|---------------------------------|----------------------------------|
| | Single & Semi-Detached | Other Multiples | Apartments | Wind Turbines & Telecom. Towers | |
| Fire Protection Services | \$1,692 | \$1,195 | \$846 | \$1,692 | \$4.98 |
| Parks and Recreation | \$5,564 | \$3,928 | \$2,782 | \$0.00 | \$0.00 |
| Development-Related Studies | \$356 | \$251 | \$178 | \$356 | \$1.05 |
| Services Related to a Highway | \$6,536 | \$4,614 | \$3,268 | \$6,536 | \$19.22 |
| Township-Wide General Services | \$14,148 | \$9,988 | \$7,074 | \$8,584 | \$25.25 |
| Water Services | \$4,503 | \$3,179 | \$2,252 | \$0.00 | \$13.24 |
| Wastewater Services | \$13,621 | \$9,615 | \$6,810 | \$0.00 | \$40.06 |
| Township-Wide Engineered Services | \$18,124 | \$12,794 | \$9,062 | \$0.00 | \$53.30 |
| TOTAL CHARGE | \$32,272 | \$22,782 | \$16,136 | \$8,584 | \$78.55 |

SHORT TITLE

4. This by-law may be cited as the “Township of Mapleton Amending Development Charge By-law, 2024”

By-law read and passed this 13th day of August, 2024.

Gregg Davidson, Mayor

Larry Wheeler, Clerk